

Philip Laney & Jolly



15 Somers Road, Malvern, WR14 1HJ  
Guide Price £725,000



Philip Laney & Jolly Malvern welcome to the market this exquisite semi detached Edwardian home, ideally situated on the highly sought after Somers Road in Malvern.

Beautifully combining timeless period charm with the comforts of modern living, this impressive property offers four generously proportioned double bedrooms, together with an additional room that can be used as a fifth bedroom, study, home office or playroom, making it an ideal choice for growing families and those seeking flexible living space.

Upon entering, you are immediately greeted by stunning original tiled flooring, setting the tone for the wealth of character found throughout the home. Spacious rooms, enhanced by high ceilings and an abundance of natural light, create an elegant yet welcoming atmosphere, ideal for both everyday living and entertaining.

The property has also benefited from significant recent improvements, with the roof fully refurbished, insulated and replaced in August 2023. At the same time, an enlarged skylight was installed, further enhancing the natural light within the home.

Externally, the property benefits from off road parking and a garage, providing practical and secure parking solutions. The private rear garden offers a peaceful retreat, perfect for gardening, or simply relaxing outdoors.

Set in a highly desirable location, this exceptional home enjoys a tranquil setting while remaining conveniently close to Malvern's excellent local amenities, schools and transport links.

A rare opportunity to acquire a substantial Edwardian residence that effortlessly blends period features with modern practicality. Early viewing is highly recommended.

EPC: D Council Tax Band: E Tenure: Freehold

#### Entrance Porch

Feature front door with obscure window. Ceiling light point. Original Edwardian tiled floor carried through to:

#### Hallway

Glazed door with glazed window panels to either side. Two ceiling light points. Radiator. Understairs cloakroom. Access to cellar. Stairs rising to first floor. Doors off to:

#### Living Room

Large double glazed bay window to front aspect. Two radiators. Ceiling light point. Fireplace with log burner inset.

#### WC/Utility

Low level WC. Glazed window with internal secondary glazing to side aspect. Wall hung wash hand basin. Wall units with work surface. Space and plumbing for washing machine. Radiator. Two ceiling light points.

#### Kitchen-Diner

Matching wall and base units with work surfaces over. Bellini range cooker with induction hob and extractor fan over. Two double glazed windows to rear aspect and double glazed window to side aspect. Ceiling spotlights. Two radiators. Glazed window with internal glazing to side aspect. Space for full size fridge and freezer. Double glazed door leading out to garage. Space for undercounter fridge-freezer. Space and plumbing for dishwasher. Ceiling light point. Two Velux windows.

#### Dining Room

Glazed windows with internal secondary glazing to rear aspect. Double glazed door out to the garden. Feature fireplace. Two ceiling light points. Radiator. Service hatch through to kitchen.

#### First Floor Landing

Two ceiling light points. Radiator. Airing cupboard. Stairs rising to second floor. Doors off to:





#### Main Bedroom

Large glazed window with internal secondary glazing to front aspect. Ceiling light point. Radiator. Built in wardrobe.

#### Ensuite

Low level WC. Shower cubicle. Heated towel rail. Wash hand basin inset into vanity unit. Radiator. Ceiling light point. Tiled splashback. Window with internal secondary glazing to front aspect.

#### Bedroom Two

Window with internal secondary glazing to side aspect. Radiator. Ceiling light point.

#### Bedroom Three

Bay window with internal secondary glazing to rear aspect. Radiator. Ceiling light point.

#### W C

Low level WC. Radiator. Wall hung wash hand basin. Ceiling light point. Window with internal secondary glazing to side aspect.

#### Bathroom

Claw foot freestanding bath with mains fed shower over. Storage cupboard housing Worcester Bosch combination boiler. Pedestal wash hand basin. Windows with internal secondary glazing to side and rear aspects. Chrome heated towel rails.

#### Second Landing

Ceiling light point. Skylight. Access to eaves with large amount of storage space. Doors off to:

#### Bedroom Four

Window with internal secondary glazing to side aspect. Ceiling light point. Radiator.

#### Bedroom 5/Study

Ceiling light point. Radiator. Window with internal secondary glazing to rear aspect.

#### Rear Garden

Much loved and maintained rear garden with initial paved area. Steps up to area mainly laid to lawn. Pond area. Planted borders. Patio private seating area to rear. Enclosed by timber panelled fencing.

#### Garage

Up and over doors to either side. Light and power.

#### Council Tax MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure

We understand that the property is offered for sale Freehold.

#### Verifying ID

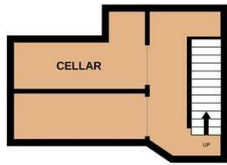
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Viewings

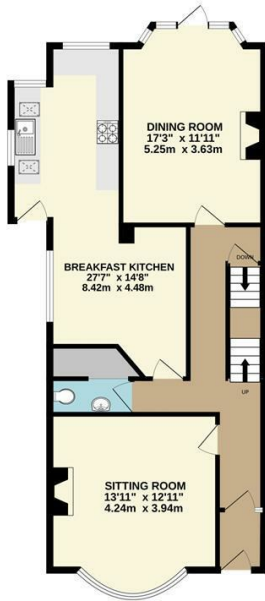
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.



BASEMENT LEVEL



GROUND FLOOR



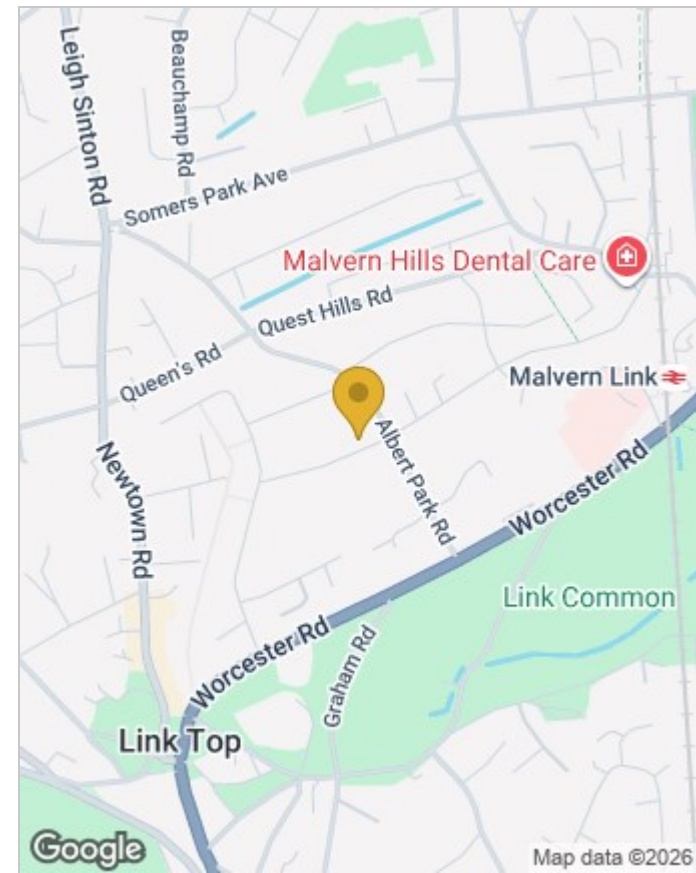
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10 (A)			
11-15 (B)			
16-20 (C)			
21-25 (D)			
26-30 (E)			
31-35 (F)			
36-50 (G)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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